



2 Trenchard Drive
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

2 Trenchard Drive

Buxton

Derbyshire, SK17 9JY



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C

Offers In The Region Of
£575,000

Entrance Porch

Front Upvc entrance door. Inner door leading to

Entrance Hallway

Spacious entrance hallway with stairs leading to first floor. Radiator. Understairs storage cupboard. Doors leading to:

Downstairs WC

Upvc window to front. Radiator. Wc. Base storage cupboards with worksurface over with free standing sink and mixer tap.

Lounge

Upvc window to front and rear. Two radiators. Gas fire with feature surround.

Reception Room One

Upvc window to rear. Radiator. Wooden flooring. Picture rail.

Reception Room Two

Upvc window to rear. Radiator. Picture rail.

Dining Kitchen (L Shaped)

L shaped kitchen dining space. Fitted base units and drawers with worksurface over incorporating stainless steel sink and drainer with tiled splashbacks. Space for cooker with extractor hood over and space and plumbing for dishwasher.

Large original fitted storage cupboards with great sized storage space. Space for dining table.

Upvc windows to front and rear. Two radiators.

Utility

Wooden doors leading to the front of the property and rear. Space and plumbing for washing machine. Stainless steel sink. Shelving space. Tiled flooring. Power and lighting.

Store Room One

Garage One

With electric up and over door to the front. Power and lighting.

Garage Two

With electric up and over door to the front. Power and lighting.



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Accommodation

Store Two

Store Three

Garden Room

With Upvc windows to the rear and Upvc door leading to the rear garden. Raised flower bed and paved patio flooring.

Half Landing

Upvc window to front. Radiator

First Floor Landing

Radiator. Loft access. Doors to:

Bedroom One

Two Upvc windows to rear. Two radiators. Built in wardrobe. Built in vanity unit with cupboards and wash hand basin.

Bedroom Two

Two Upvc windows to front and rear. Two radiators. Built in wardrobe. Built in vanity unit with cupboards, drawers and wash hand basin.

Bedroom Three

Upvc window to rear. Radiator. Built in wardrobe.

Bedroom Four

Upvc window to front. Radiator. Built in wardrobe.

Separate WC

Window to front. Wc.

Shower Room

Fitted with corner shower cubical with sliding doors. Wc with dual flush and wash hand basin with vanity unit below. Upvc window to front. Radiator.

Bathroom

Fitted with paneled bath with wall mounted waterfall shower head over, with hand held shower also. Wash hand basin with vanity unit below. Upvc window to front. Heated towel rail. Mermaid boarded walls. Large airing cupboard with ample storage space housing the 'Alpha' gas combination boiler.

Outside

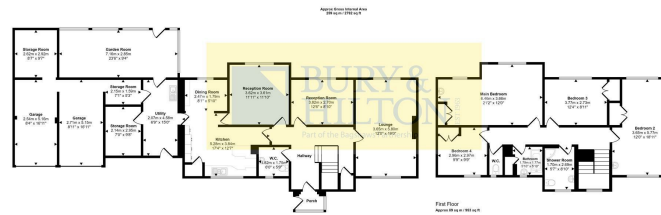
To the front of the property is a gated sweeping driveway which extends towards the property with ample off road parking and turning space. Stunning landscaped garden to the front of the property with landscaped lawned garden with an array of mature trees, shrubs and plants. Further paved area to the front of the property with pathway leading to the front door and gated side access to the rear.

To the rear of the property is a stunning, larger than average, private, south facing garden with undisrupted views overlooking Harpur Hill itself. Laid mainly with lawn with a rang eof mature trees and shrubs. Paved patio seating area with raised graveled area.

FREEHOLD

EPC- C

HPBC- BAND E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Notes

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